

ROUTING AND RECORD SHEET

SUBJECT: (Optional)

Rental Survey - Key West, Florida

FROM:

Director of Logistics

EXTENSION

NO

OL-13438-86

DATE

22 OCT 1986

TO: (Officer designation, room number, and building)

DATE

RECEIVED

FORWARDED

OFFICER'S INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1. D/FBIS

27 Oct 86

Km

2.

3. SSA/DDA
7D10 Hqs.

4.

5. DDA
7D24 Hqs.

6.

7. D/L

8.

9. C/RECD/OL

10.

11.

12.

13.

14.

15.

The OMB Circular provides for exceptions to the established survey rental rates. OL's recommendation to implement a 27 percent reduction to the base rental rates for deprivation of personal liberties falls within this exception category. This reduction is consistent with the rental rates now in effect at [redacted] As in the past, the OMB Circular requires notification when such exceptions are taken. We leave to the discretion of the Comptroller, who has the responsibility of liaison with OMB, whether this action warrants OMB notification. It bears noting, that to the best of our knowledge, there is no evidence which indicates that OMB has been notified in the past.

Present law allows the employee to deduct the total amount paid for Government provided housing from his gross income, thus providing a reduction in income tax.

In addition, the D/FBIS may further reduce the established rental rates for the employees by ten percent for quarters that are excessive or inadequate in size.



FORM 1-79

610 USE PREVIOUS EDITIONS

22 OCT 1986

MEMORANDUM FOR: Deputy Director for Administration

VIA: Director, Foreign Broadcast
Information Service

FROM:
Director of Logistics

SUBJECT: Rental Survey - Key West, Florida

1. Real Estate and Construction Division, (RECD/OL), conducted a rental survey for the Foreign Broadcast Information Service (FBIS), Key West Bureau, in Key West, Florida, during May 1986. The survey followed the guidelines in the Office of Management and Budget (OMB), revised Circular A-45, dated 28 March 1984, in accordance with 5 U.S.C. 5911 (Refer to Attachment A). The rental rates were developed by a contract real estate broker based on the fair market value of comparable rental houses in Key West, Florida.

2. In the past, FBIS has had difficulty in assigning personnel to Key West due to the exorbitant cost, scarcity, and poor quality of housing available in and around the city of Key West. Presently seven houses are under construction on the Truman Annex, Naval Air Station, for the Key West Bureau: six three-bedroom townhouses and one four-bedroom single family residence. Construction is estimated to be completed in late October 1986 and will remove the most serious difficulty faced by FBIS in attracting qualified personnel to the Key West Bureau.

3. The FBIS employees who will be living on the Truman Annex, Naval Air Station, will be under the control of the Navy's rules and regulations, resulting in many deprivations of personal liberties. To ameliorate the effects of the restrictions placed on the Agency's employees, the established list of deprivations (Refer to Attachment 3) is recommended, by the Office of Logistics, for implementation in the Key West housing survey as a 27 percent reduction from the base rent. In addition, the Director, FBIS, at his discretion, may reduce the base rental rates for the employees by ten percent when an employee is given quarters of excessive or inadequate size, in accordance with OMB Circular A-45, paragraph 7.c.(5).

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4. The survey also addressed utility charges. To minimize cost and energy consumption, the electrical service for the Government-provided houses is wired to individual electrical meters and each tenant will receive his own billing for electrical service. The unmetered utility costs of water, sewer, and trash are determined in the survey by average amounts of utilities used in Key West (Refer to Attachment C, "Adjusted Monthly Rental and Utility Rates").

5. It is proposed that you approve (as shown in Attachment C) the rental rates contained in the Key West Housing Survey, 1986, (plus Truman Annex utility charges) and OL's recommendation to implement a 27 percent reduction to the base rental rates for deprivation of personal liberties. Annual increases in rent will be in accordance with OMB Circular A-45, paragraphs 7.d.(2) and (4).

Attachments:
A, B, and C

cc: D/FBIS

CONCUR:

Director, Foreign Broadcast
Information Service

23 OCT 1986

Date

APPROVED:

Deputy Director for Administration

Date

MEMORANDUM FOR:

DD/FBIS

Q

^{10/29}
Good
work!

Success! This is
word for word as we
discussed. 27% off for
everyone, additional 10%
at our discretion based on
size. Based on Ex-Bureau
Chief, we estimate \$200 p/mo
average electric.